



*Above  
the  
Crowd!*



PHILLIP  
**LANDE**  
TIME FOR A CHANGE!

In accordance with your request for a Market Analysis of 3359 Ruckle Indianapolis, IN 46205 I have found the following information to be true as of this the 30<sup>th</sup> day of April, 2013.

First, the current condition of said property is such that it is in need of attention to items of deferred maintenance. Second, today's commercial market is a "Buyer's Market". As such properties are selling below anticipated values based on past history. After location ~ condition is the #1 factor by which Buyers determine maximum value. Third, amenities although sufficient for the size and age of the property are not in compliance with today's standards making this property "less" desirable for today's typical buyer.

As a result the "Market Value" for the property located at 3359 Ruckle Indianapolis, IN 46205 has as of this the 30<sup>th</sup> day of April, 2013 a value range between Two Hundred Fifteen Thousand (\$215,000) and One Hundred Ninety-eight Thousand (\$198,000) Dollars with a median value of Two Hundred Six Thousand Five Hundred (\$206,500) Dollars.

Sincerely,

**Phil Lande, ABR, ASP, CDPE, CRS**  
Broker/REALTOR®

**RE/MAX** Legends

5645 Castle Creek Pkwy N  
Indianapolis, IN 46250  
Office: 317-863-2356  
Fax: 317-841-7204  
Email: [plande@atlasrealty.com](mailto:plande@atlasrealty.com)  
[www.remax-atlasgroup.com](http://www.remax-atlasgroup.com)  
Each Office Independently Owned and Operated





Isaiah Kuperstein <hq@double8foods.com>

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## RE: Cover Letter to the Temple

1 message

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**Phil Lande** <plande@mibor.net>  
Reply-To: plande@atlasrealty.com  
To: Isaiah Kuperstein <hq@double8foods.com>

Wed, May 8, 2013 at 10:25 PM

Based on as is condition. Rehab value is much greater

**From:** Isaiah Kuperstein [mailto:[hq@double8foods.com](mailto:hq@double8foods.com)]  
**Sent:** Wednesday, May 08, 2013 5:00 PM  
**To:** Phil Lande  
**Subject:** Cover Letter to the Temple

Phil,

Once again I really appreciate your help on putting together the information for the value of the Temple property. I shared your cover letter with Tyson who will be presenting it to the Board of the CDC and he was asking if your value is based on BEFOR any stabilization occurs or the way it is now with roof leaking, plaster falling, wood warping, and fungal growth. It would help to have the value stated exactly in terms of before and after some work is done to it.

I wonder if you would clarify this point in your excellent cover letter and send it to me.

Also, I can't remember if you have the entire file in digital format. Please let me know so that I can tell people how to share it.

Best wishes,

Isaiah

--

Double 8 Foods

2201 E. 46th St.

Indianapolis, IN 46205

317-253-3417

## One Page Report for Property Records near 3359 Ruckle St

1 3359 Ruckle Street, Indianapolis, IN 46205



### Property Details

Property Type	Special Purpose
Property Sub-type	Religious Facility
Building Size	29,346 SF
Year Built	1924
Lot Size	0 AC
No. Stories	3

### Property Notes

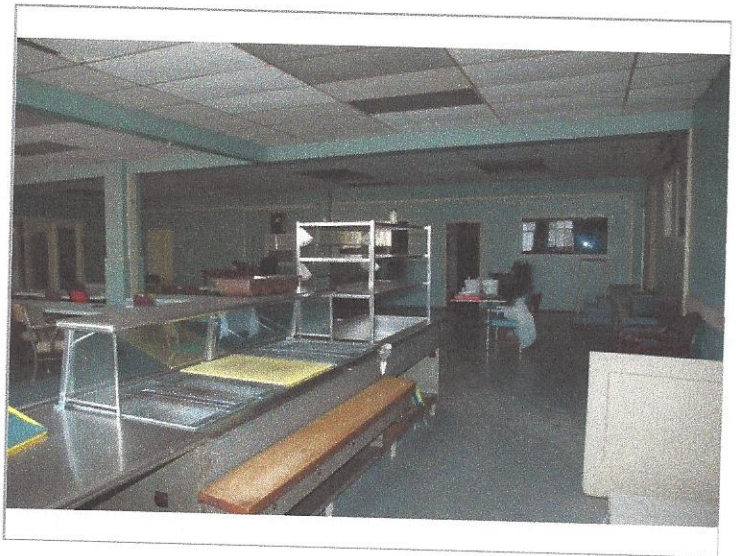
### Tenant Info

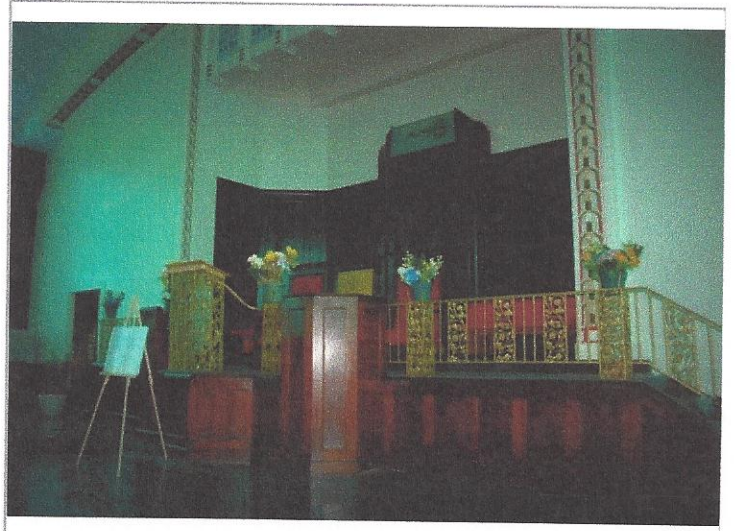
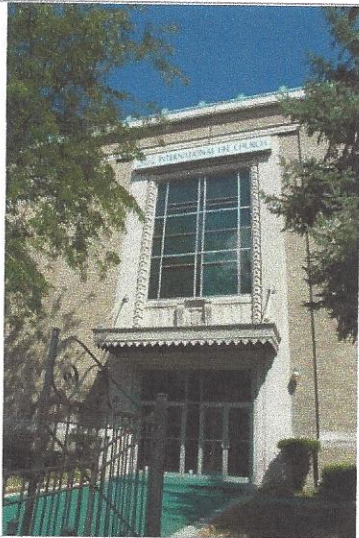
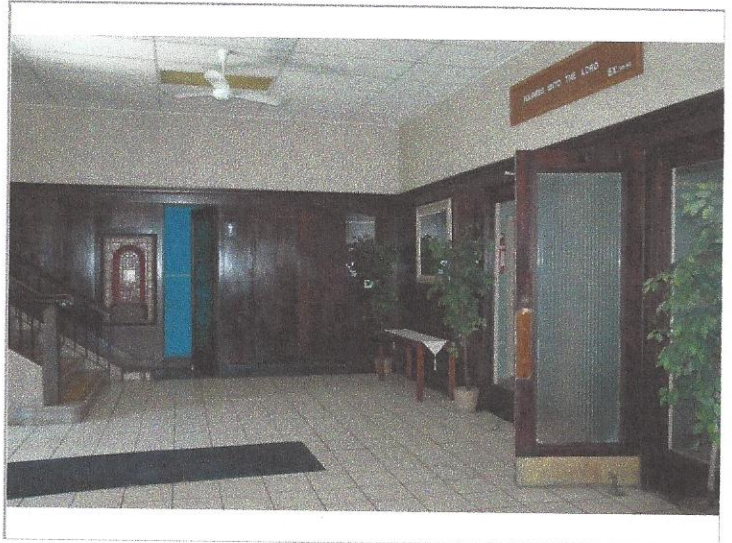
Current Tenants	Deeper Life Christian Church
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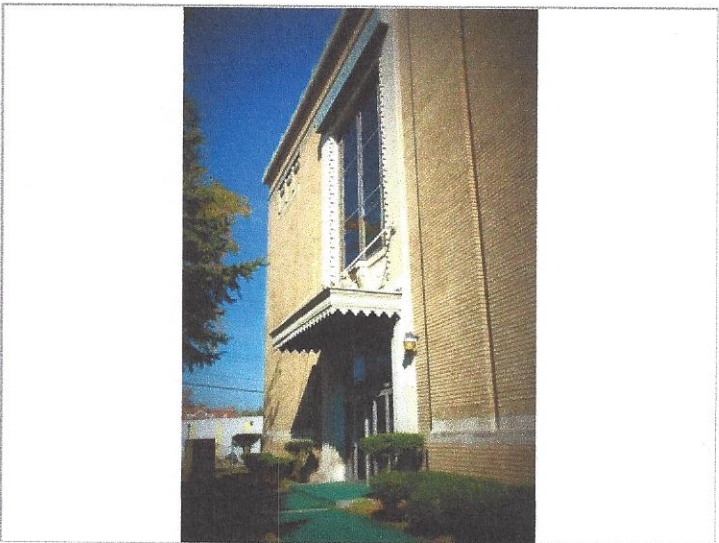
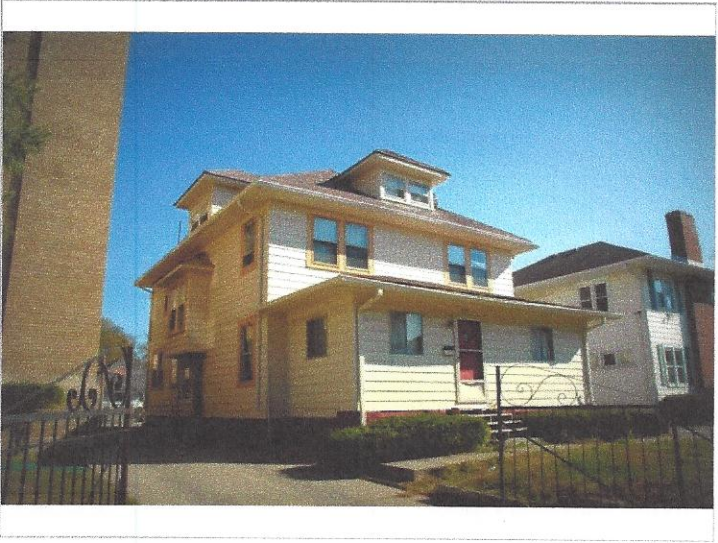
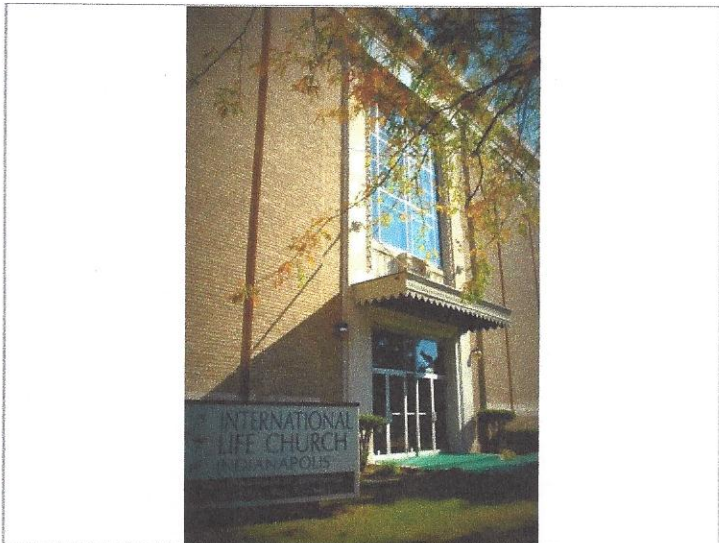
### Historical For Sale

Listed	Price	Size	Price/SF	Description
11/25/2010	\$325,000	29,346 SF	\$11.07 /SF	Ideal location for growing congregation. Includes meeting area / kitchen. Second floor sanctuary and third floor seating section. Includes wheelchair lift from first to second floor { unsure of if it works }. **serious inquiries only** *** churches interested in viewing must have started discussions with bank and or have funds available to purchase ***
08/08/2011	\$325,000	29,346 SF	\$11.07 /SF	Property is former International Life Church. Huge Sanctuary, Kitchen, Balcony and other extras. However, Property is Total Rehab

Photos







**Multiple Building Property Summary**

**Owner Information**

Owner Name:	<b>Church Crusader For</b>	Tax Billing Zip+4:	<b>3841</b>
Tax Billing Address:	<b>3359 Ruckle St</b>	Carrier Route:	<b>C039</b>
Tax Billing City & State:	<b>Indianapolis, IN</b>	Owner Occupied Flag:	<b>Yes</b>
Tax Billing Zip:	<b>46205</b>		

**Location Information**

Township:	<b>Indianapolis Decatur</b>	Census Tract:	<b>3509.00</b>
Lot:	<b>43</b>	Situs Carrier Route:	<b>C039</b>
Township Range Sect:	<b>16-3-24</b>	Map:	<b>2228-D3</b>
Property Zip:	<b>46205</b>	Neighborhood Code:	<b>1013671</b>
Property Zip+4:	<b>3841</b>	Zoning:	<b>Z001</b>

**Tax Information**

New Parcel ID:	<b>490624107025000101</b>	% Improved:	<b>97%</b>
Parcel ID:	<b>1096461</b>	Tax Year:	<b>2011</b>
Assessment Year:	<b>2011</b>	Semi-Annual Tax Amount:	<b>\$8,696</b>
Land Assessment:	<b>\$19,700</b>	Total Tax Amount:	<b>\$17,393</b>
Improved Assessment:	<b>\$545,200</b>	Tax Area:	<b>101</b>
Total Assessed Value:	<b>\$564,900</b>		
Legal Description:	<b>OSGOOD FOREST PARK 3RD SEC L43</b>		

**Assessment & Tax**

**Characteristics**

Lot Acres:	<b>0.3019</b>	Building Type:	<b>Type Unknown</b>
Lot Sq Ft:	<b>13,151</b>	Stories:	<b>3</b>
Land Use - County:	<b>Church/Chapel/Mosque/Synagogue</b>	Building Sq Ft:	<b>27,079</b>
Land Use - CoreLogic:	<b>Religious</b>	Total Building Sq Ft:	<b>Tax: 27,079 MLS: 29,346</b>

**Listing Information**

BLC Listing #:	<b>21137128</b>	BLC Status Change Date:	<b>07/16/2012</b>
BLC Status:	<b>Active</b>	BLC Pending Date:	<b>01/01/1900</b>
BLC Area:	<b>4912-MARION - CENTER NE</b>	BLC Listing Agent:	<b>19957-Rich Thomas</b>
BLC Listing Date:	<b>08/15/2011</b>	BLC Listing Broker:	<b>Dan Moore Real Estate Services</b>

BLC Current List Price: **\$325,000**

<b>BLC Listing #</b>	21136157
<b>BLC Listing Date</b>	08/08/2011
<b>BLC Listing Price</b>	\$325,000
<b>BLC Orig Listing Price</b>	\$475,000
<b>BLC Listing Expiration Date</b>	01/01/1900
<b>BLC Status</b>	Active

**Building 1 of 2**

**Owner Information**

Owner Name:	<b>Church Crusader For</b>	Tax Billing Zip+4:	<b>3841</b>
Tax Billing City & State:	<b>Indianapolis, IN</b>	Carrier Route:	<b>C039</b>
Tax Billing Zip:	<b>46205</b>	Owner Occupied Flag:	<b>Yes</b>

**Location Information**

Township:	<b>Indianapolis Decatur</b>	Census Tract:	<b>3509.00</b>
Lot:	<b>43</b>	Map:	<b>2228-D3</b>
Township Range Sect:	<b>16-3-24</b>	Neighborhood Code:	<b>1013671</b>
Property Zip:	<b>46205</b>	Zoning:	<b>Z001</b>
Property Zip+4:	<b>3841</b>		

**Tax Information**

New Parcel ID:	<b>490624107025000101</b>	% Improved:	<b>97%</b>
Parcel ID:	<b>1096461</b>	Tax Year:	<b>2011</b>
Assessment Year:	<b>2011</b>	Semi-Annual Tax Amount:	<b>\$8,696</b>
Land Assessment:	<b>\$19,700</b>	Total Tax Amount:	<b>\$17,393</b>

Improved Assessment: **\$545,200** Tax Area: **101**  
 Total Assessed Value: **\$564,900**  
 Legal Description: **OSGOOD FOREST PARK 3RD SEC L43**

**Assessment & Tax**

**Characteristics**

Lot Acres: **0.3019** Building Type: **Type Unknown**  
 Lot Sq Ft: **13,151** Stories: **3**  
 Land Use - County: **Church/Chapel/Mosque/Synagogue** Building Sq Ft: **27,079**  
 Land Use - CoreLogic: **Religious** Total Building Sq Ft: **27,079**

**Listing Information**

<b>BLC Listing #</b>	21136157
<b>BLC Listing Date</b>	08/08/2011
<b>BLC Listing Price</b>	\$325,000
<b>BLC Orig Listing Price</b>	\$475,000
<b>BLC Listing Expiration Date</b>	01/01/1900
<b>BLC Status</b>	Active

**Building 2 of 2**

**Owner Information**

Owner Name: **Church Crusader For** Tax Billing Zip+4: **3841**  
 Tax Billing City & State: **Indianapolis, IN** Carrier Route: **C039**  
 Tax Billing Zip: **46205** Owner Occupied Flag: **Yes**

**Location Information**

Township: **Indianpolis Decatur** Census Tract: **3509.00**  
 Lot: **43** Map: **2228-D3**  
 Township Range Sect: **16-3-24** Neighborhood Code: **1013671**  
 Property Zip: **46205** Zoning: **Z001**  
 Property Zip+4: **3841**

**Tax Information**

New Parcel ID: **490624107025000101** % Improved: **97%**  
 Parcel ID: **1096461** Tax Year: **2011**  
 Assessment Year: **2011** Semi-Annual Tax Amount: **\$8,696**  
 Land Assessment: **\$19,700** Total Tax Amount: **\$17,393**  
 Improved Assessment: **\$545,200** Tax Area: **101**  
 Total Assessed Value: **\$564,900**  
 Legal Description: **OSGOOD FOREST PARK 3RD SEC L43**

**Assessment & Tax**

**Characteristics**

Lot Acres: **0.3019** Land Use - CoreLogic: **Religious**  
 Lot Sq Ft: **13,151** Total Building Sq Ft: **27,079**  
 Land Use - County: **Church/Chapel/Mosque/Synagogue** Exterior: **Brick/Stone**

**Listing Information**

<b>BLC Listing #</b>	21136157
<b>BLC Listing Date</b>	08/08/2011
<b>BLC Listing Price</b>	\$325,000
<b>BLC Orig Listing Price</b>	\$475,000
<b>BLC Listing Expiration Date</b>	01/01/1900
<b>BLC Status</b>	Active

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



## Property History

Enter an address below to view building details, active listings, tax records, past transaction history, market stats & demographics, etc.

Address:

3359 Ruckle St  
Indianapolis, IN 46205

[Report an Error](#)

Help us improve the database!

This property is not currently listed for sale or lease.

## Property Details

Street Address	3359 Ruckie Street
Tax ID / APN	1096461, 1043245
Data Source	Original Source: User Reported
Property Type	Special Purpose
Property Subtype	Assembly/Meeting Place
Zoning:	SU1
Building Size (RSF):	29,346 SF
Total Land Size:	0.3 SF
Market Type:	Large
Side of Street:	East
Property Visibility:	Good
Largest Nearby Street:	Ruckle
Transportation:	Bus, Taxi
Highway Access:	Close proximity to interstates and major thoroughfare into downtown Indy.
Airports:	Indianapolis International Airport
Area Description:	Built in the early 20th Century, the Mapleton-Fall Creek neighborhood has a rich history and is home to beautiful turn of the century architecture, winding streets, and mature trees. It's a community made up of wonderful amenities - bike trails, parks, schools, grocery stores, restaurants, and churches _ that will only continue to get better as the neighborhood plans to build three new parks, improve housing opportunities, improve connectivity, and attract new business!
Total Number of Buildings:	2
Property Condition:	Average
Year Built:	1924
Construction/Siding:	Brick
Parking Type:	Surface
Interior Description:	Currently set up like a church, has grand entry into kitchen, reception area and on second floor is the sanctuary with a third floor of seating. All pews are included in sale. Terrazzo floors grace most of the sanctuary floor. Build it ADA wheelchair lift to second floor (unsure of it's working condition . Nice sized kitchen area with built in cabinets. Lots of potential.
Legal Description:	OSGOOD FOREST PARK 3RD SEC L43

## Property Photos



## Additional Resources

- [View Demographics for Indianapolis, IN](#)
- [View Market Statistics for Indianapolis, IN](#)
- [Additional Statistics for Indianapolis](#)

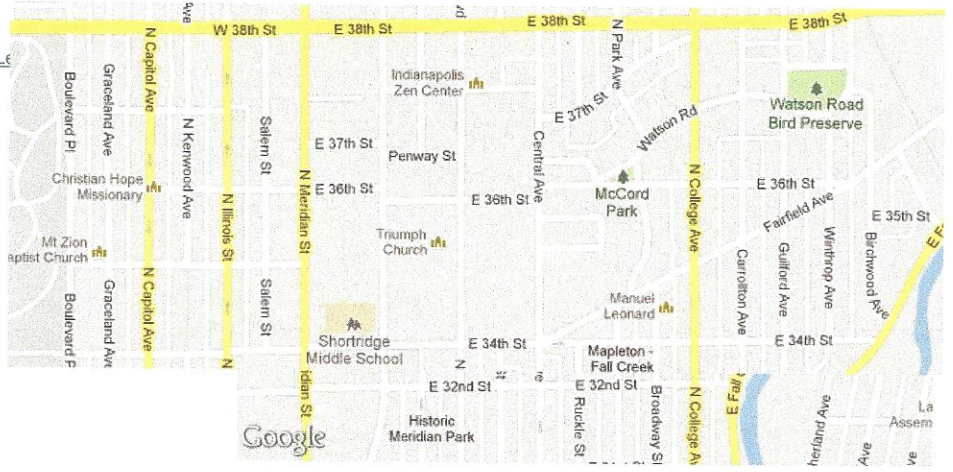
Map

→ [Wikipedia entry for Indianapolis](#)

Is there a source of local data you'd like us to link to here? [Learn more](#)

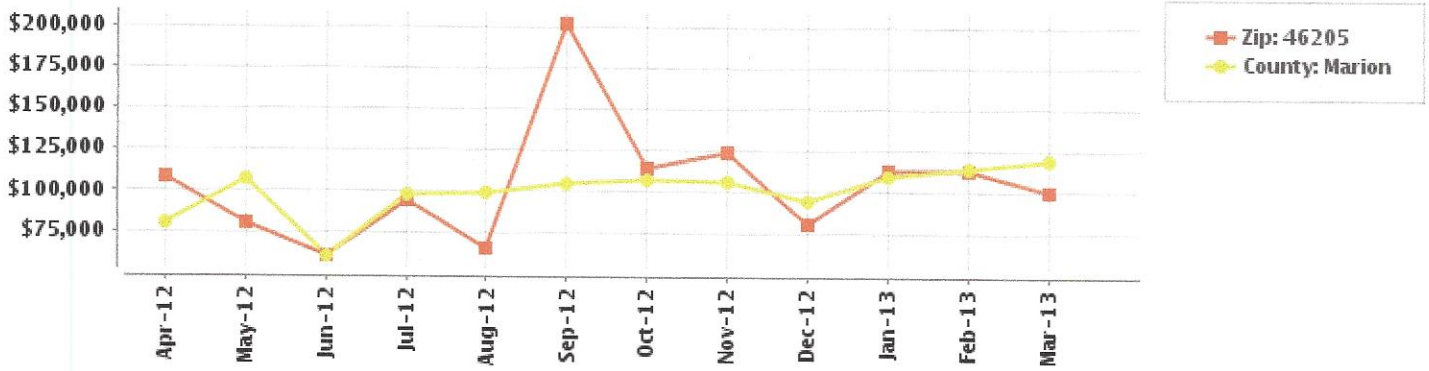
**[Report an Error](#)**

Help us improve the database!



**Market Conditions**

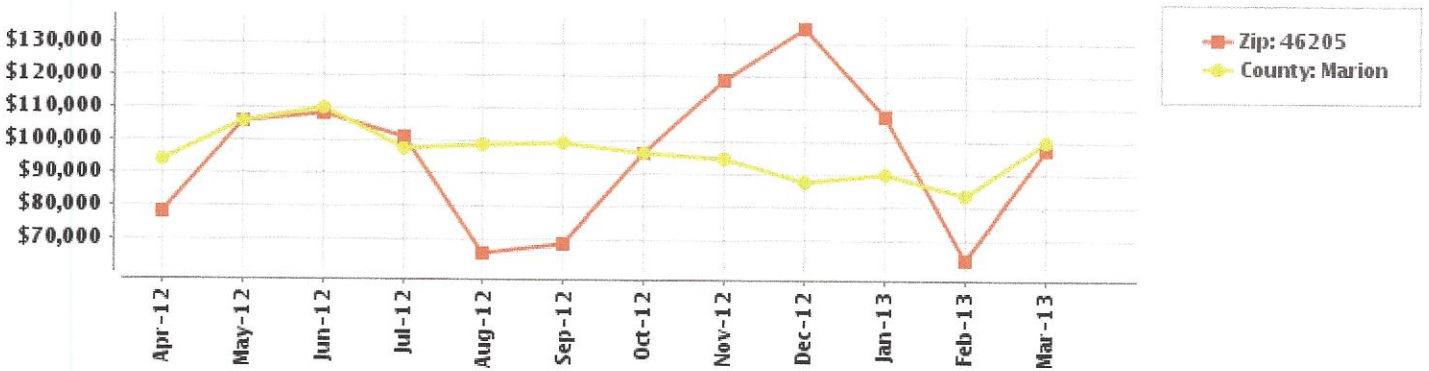
**Median List Price**



The median list price is the middle list price (when ordered low to high) of all the properties sold in that month in that geographic area. List price is provided by the MLS.

When the median list price increases it can indicate a seller's market. This is especially true if the median square foot of sold properties remains constant. It is also important to compare the median sales price to the median list price in order to determine the level of demand for homes.

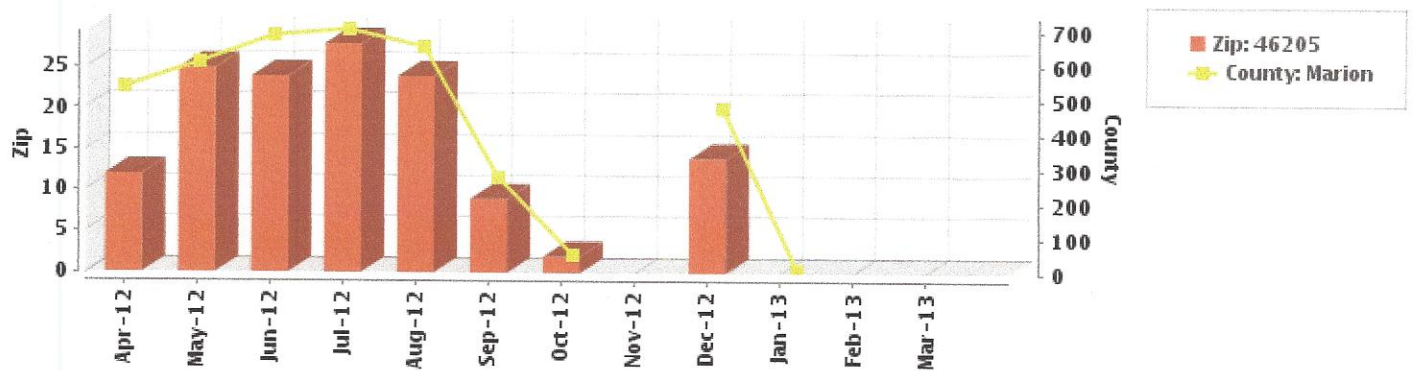
**Median MLS Sale Price**



The median sales price is the middle sales price (when ordered low to high) of all the properties sold in that month in that geographic area. Sales Price is based on MLS records.

If the median sales price is increasing it indicates that the demand for property is also increasing. A sales price significantly below the listing price indicates that there is less demand for properties than the seller anticipated. When there are fewer buyers interested in purchasing the market value of that property decreases.

**Sales Activity**



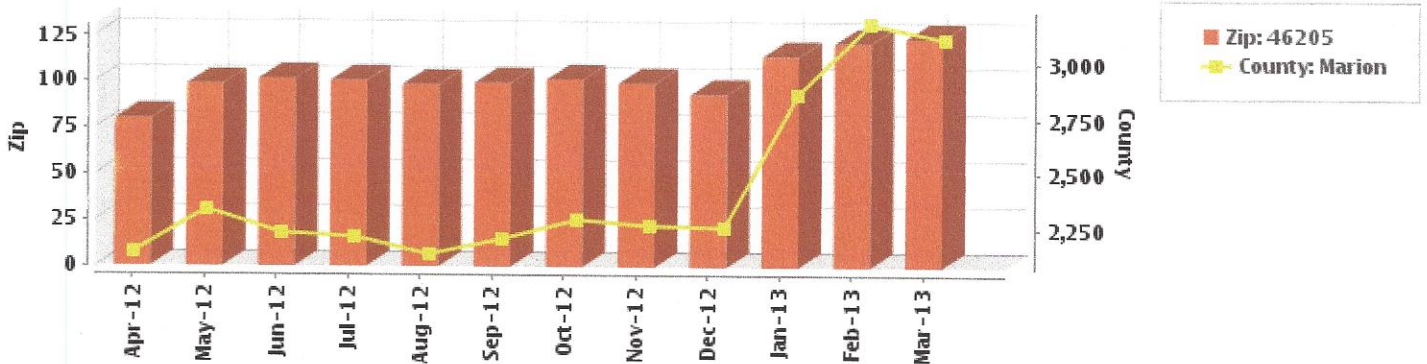
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Sales activity is the number of sales recorded by the county in that month in that geographic area.

When the number of homes sold increases it indicates that housing prices are aligned with buyer expectations. An increase in sales activity usually precedes an increase in active listings and/or sales price. The higher the sales activity the stronger the market. A low number of sales indicates a weak market.

## Distressed Properties

### # of Foreclosures



The combined number of properties in all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in that month in that geographic area. Each month data is collected on a single day and represents a snapshot in time.

It is a sign of an improving market when the number of foreclosures decreases over time. When the number of foreclosures increases in an area property values tend to decrease because there are more homes for sale. Additionally, areas with a large number of foreclosures can have problems such as unmaintained homes and crime.

### Foreclosures Rate Change

	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12
<b>Zip</b>	23.75%	3.03%	-0.98%	-1.98%	1.01%	2%
<b>County</b>	8.91%	-4.41%	-0.72%	-3.88%	3.48%	3.81%

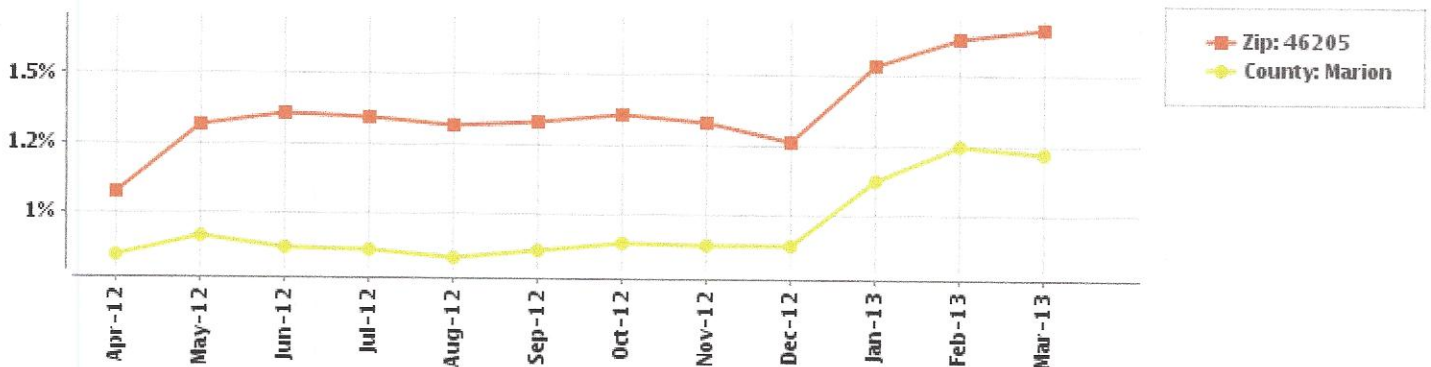
  

	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13
<b>Zip</b>	-1.96%	-6%	22.34%	6.09%	2.46%
<b>County</b>	-0.96%	-0.35%	26.85%	11.39%	-2.23%

The foreclosure rate change is the percentage that foreclosures change from one month to the next.

When the foreclosure rate change is greater than 0% the number of properties in foreclosure is increasing month over month. This indicates a weakening market. If the foreclosure rate change is less than 0% the market is strengthening and there are fewer homeowners who are defaulting on their mortgages.

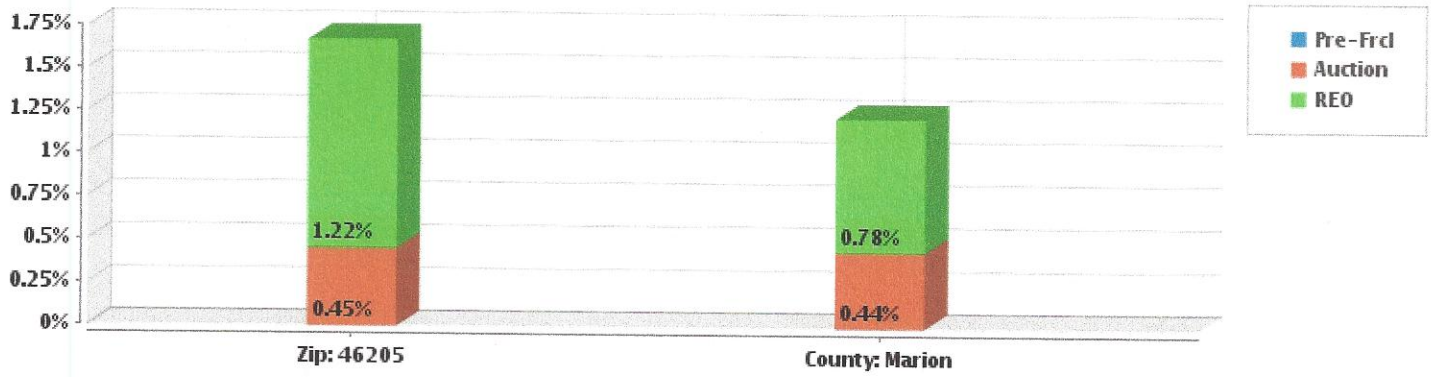
### % of Foreclosures



The combined percentage of properties in all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in that month in that geographic area. Each month data is collected on a single day and represents a snapshot in time.

When the overall percentage of foreclosures is decreasing it can indicate that home ownership is stabilizing. If the percentage is increasing then the number of properties for sale is likely to rise and the value will fall.

**% Pre-Frcl, Auction, REO**



The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent month in that geographic area. Each month data is collected on a single day and represents a snapshot in time.

If the percentage of Pre-Foreclosures and Auctions is greater than the percentage of REOs it may indicate that a greater percentage of properties will become bank-owned in the near future. It might also mean that properties that do become bank-owned are sold quickly. A smaller percentage of Pre-Foreclosures means there are fewer properties in the pipeline to become bank-owned.

# Marion COUNTY TAX REPORT

StateID#: 490624107025000101

Tax Code/District: 101 / INDIANAPOLIS CENTER

County FIPS Code: 18097

## Property Information

Property Address	3359 RUCKLE ST INDIANAPOLIS 46205	18 Digit State Parcel #:	490624107025000101
Township	CENTER	Old County Tax ID:	1096461
Year Built		Acreage	0.00
Land Type (1) / Code	Primary Com & Ind / 11	Parcel Frontage 1 & 2	
Land Type (2) / Code		Parcel Depth 1 & 2	
Property Use / Code	EXEMPT - CHURCH/MOSQUE/TEMPLE-686	Lot Size:	0.30 AC

## Owner/Taxpayer Information

Owner	CHURCH CRUSADER FOR CHRIST PENTECOSTAL TEMPLE INC % DEEPER LIFE CHRISTIAN
Owner Address	3359 RUCKLE ST INDIANAPOLIS IN 462053839
Tax Mailing Address	3359 RUCKLE ST INDIANAPOLIS IN 46205-3839

## Market Values / Taxes

Assessed Value Land:	\$19,700	Gross Assessed Value:	\$521,800.00
Assd Val Improvements:	\$502,100	Total Deductions:	\$0
Total Assessed Value:	\$521,800	Net Assessed Value:	\$521,800
Assessment Date:	01/01/2013	Semi-Annual Storm & Solid Wasl	
		Semi-Annual Stormwater:	
Last Change of Ownership:	01/18/2000	Semi-Annual Tax Amount:	\$8,785.32
Net Sale Price:	\$0	Tax Year Due and Payable:	2012

## Exemptions

Homestead	\$0.00	Old Age	\$0.00
Veteran Total Disability	\$0.00	Mortgage	\$0.00
Other/Supplemental	\$0.00		

## Detailed Dwelling Characteristics

Living Area	0	Garage 1 Area	0
Level 1 Area	0	Garage 1 Desc.	
Level 2 Area	0	Garage 2 Area	0
Level 3 Area	0	Garage 2 Desc.	
Level 4 Area	0	Garage 3 Area	0
Half Story Finished Area	0	Garage 3 Desc.	
Loft Area	0	Intgrl. Garage Area	0
Rec Room Area	0	Intgrl. Garage Desc.	
Enclosed Porch Area	0	Crawl Space Area	0
Attic Area	0	Basement Area	0
Finished Attic Area	0	Finished Bsmt. Area	0
Unfinished Attic Area	0	Unfinished Bsmt. Area	0

## Legal Description

Legal Description OSGOOD FOREST PARK 3RD SEC L43

Data Import Date 03/20/2013

Information is Believed To Be Accurate But Not Guaranteed

MIBOR

Report Date: Monday, April 15, 2013 11:49 AM



**Commercial Office**

Media: 3

BLC#:21137128 Status: Active Trans Type: Sale Area: 4912 LP: \$325,000  
 County: Marion Tax ID: 490624107025000101 Multiple Tax ID:  
 3359 RUCKLE ST Zip: 46205 Min \$/SF:  
 Town: INDIANAPOLIS Twp: Center NE St: IN Lse \$/SF:  
 Park/Bld: Yr Built: Renov:  
 Lt: 39.817 Ln: -86.148 Map:

**Description**

Bldg Size: 29,346 Min Contig: # Stories: Multi-Ten:  
 Space Avl: 29,346 Max Contig: Ceiling Ht: New Construct:  
 Zoning: SU1 Acreage: 0.00 Add-On %: Floor Size:  
 Present Use: Church Parking: Pk Surface:  
 Proposed Use:  
 Docs on File:  
 Sprinkler:  
 Road Access: Road Surface:  
 Rd Front: Interstate:

**Financial Information**

Total	\$/SF	Tax Yr Due: 2011	Yr Payable: 2011	Investment:
Semi Annual Prop Tax: \$0			Gross Poten:	Imp Allow/SF:
Expense Insurance:			Vac & Collections:	%:
Expense CAM:			Act Expen:	Econ Occup:
Expense Misc:			NOI:	Phy Occup:
Expense Stop:			Cap on Act:	GRM:
Possession: yes			Cap Rate:	

**Lease Information**

Exist Lease: Type: Remaining Term:  
 Prop Lse: Propose Term:

**Office Information**

THAS01 : Dan Moore Real Estate Services	OP: 317-852-8986	OF: 317-852-8988	Fdbk Email: richdthom@yahoo.com
LAgt: 19957 : Rich Thomas	Pref: 317-852-8986	PF:	Show: 317-446-9278 Fdbk: 317-446-9278
Team Name:	Hm: 317-299-4754	Ofc Ext: 0	Cell: 317-446-9278 VM:
CoAgt/Asst:	Pref:	Type: Exclusive Right to Sell	Dir: Toll:
Con1:		Poss: yes	Var: N Pager:
Con2:			LD: 08/15/2011 BAC: 2.0
Auct Co:	Auct Co #:		XD: Chg Date: 10/16/2012
Auct Mgr:	Auct Mgr #:		WD: Entry Date: 08/15/2011
Auct Date:	Auct Time:	Auct Type:	Direct Soliciting: N

**Property Description**

**Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information**

Property is just about a total rehab. Major work needed for roof. Interior has mold and is need of repair in other areas.

# Marion COUNTY TAX REPORT

StateID#: 490624107026000101

Tax Code/District: 101 / INDIANAPOLIS CENTER

County FIPS Code: 18097

## Property Information

Property Address	3357 RUCKLE ST INDIANAPOLIS 46205	18 Digit State Parcel #:	490624107026000101
Township	CENTER	Old County Tax ID:	1043245
Year Built	1913	Acreage	0.00
Land Type (1) / Code	Homesite / 9	Parcel Frontage 1 & 2	50
Land Type (2) / Code		Parcel Depth 1 & 2	132
Property Use / Code	EXEMPT - CHURCH/MOSQUE/TEMPLE-686	Lot Size:	0.00 AC

## Owner/Taxpayer Information

Owner	S & C FINANCIAL GROUP LLC
Owner Address	1238 N PENNSYLVANIA ST INDIANAPOLIS IN 462022411
Tax Mailing Address	1238 N PENNSYLVANIA ST INDIANAPOLIS IN 46202-2411

## Market Values / Taxes

Assessed Value Land:	\$5,800	Gross Assessed Value:	\$61,300.00
Assd Val Improvements:	\$55,500	Total Deductions:	\$0
Total Assessed Value:	\$61,300	Net Assessed Value:	\$61,300
Assessment Date:	01/01/2013	Semi-Annual Storm & Solid Wast	\$0.00
		Semi-Annual Stormwater:	
Last Change of Ownership:	01/29/2013	Semi-Annual Tax Amount:	\$655.28
Net Sale Price:	\$0	Tax Year Due and Payable:	2012

## Exemptions

Homestead	\$0.00	Old Age	\$0.00
Veteran Total Disability	\$0.00	Mortgage	\$0.00
Other/Supplemental	\$0.00		

## Detailed Dwelling Characteristics

Living Area	2,496	Garage 1 Area	0
Level 1 Area	1,248	Garage 1 Desc.	
Level 2 Area	1,248	Garage 2 Area	0
Level 3 Area	0	Garage 2 Desc.	
Level 4 Area	0	Garage 3 Area	0
Half Story Finished Area	0	Garage 3 Desc.	
Loft Area	0	Intgrl. Garage Area	0
Rec Room Area	0	Intgrl. Garage Desc.	
Enclosed Porch Area	0	Crawl Space Area	1,140
Attic Area	1,140	Basement Area	0
Finished Attic Area	0	Finished Bsmt. Area	0
Unfinished Attic Area	1,140	Unfinished Bsmt. Area	0

## Legal Description

Legal Description OSGOODS FOREST PARK L44

Data Import Date 03/20/2013

Information is Believed To Be Accurate But Not Guaranteed

MIBOR

Report Date: Monday, April 15, 2013 11:49 AM





**Residential/Condo**

Media: 1

**BLC#:** 21214263    **RES**    **Status:** Active    **Area:** 4912    **LP:** \$18,500    \*

**3357 RUCKLE ST**    **Lt:** 39.817    **Ln:** -86.148    **Map:**

**Town:** INDIANAPOLIS    **Twp:** Center Ne    **Zip:** 46205    **School:** Indianapolis Public Schools

**Legal:** OSGOODS FOREST PARK    **Section:**    **Lot:** 44

**Tax ID:** 490624107026000101    **County:** Marion    **Yr Built:** 1913    **Semi-Tax:** \$655

**Subdiv:** OSGOODS FOREST PARK    **Tax Exempt:** None    **Tax Year Due:** 2012

**Builder/Project/Contractor:**    **Consts Stage:**    **Solid Waste:** N

**Est. Completion Date:**

Approx. Room Sizes/Descriptions									
	L	F	W	L	F	W			
<b>Living:</b>	12x16	M	O	N	<b>Master:</b>	12x15	U	O	N
<b>Family Rm:</b>	12x12	M	O	N	<b>2nd:</b>	12x13	U	O	N
<b>Great Rm:</b>					<b>3rd:</b>	12x13	U	O	N
<b>Dining:</b>					<b>4th:</b>	12x13	U	O	N
<b>Kitchen:</b>	10x16	M	O	N	<b>5th Bedroom:</b>	12x10	U	O	N
<b>Brkfst Rm:</b>									

**Bd:** 5  
**Rooms:** 9  
**Floor#:**  
**Unit Entry Lev:**  
**Levels:**  
 3 Levels  
**Baths:** 2  
**Parking:**  
**Bas:** N

	SqFt	FB HB
<b>Upper:</b>	1,248	<b>Upper Bth:</b> 1 0
<b>Main:</b>	1,248	<b>Main Bth:</b> 0 1
<b>Approx M/U Total:</b>	2,496	<b>Bsmt Bth:</b> 0 0
<b>No Basement:</b>	0	<b>Total:</b> 1 1
<b>Approx M/U &amp; NOBSM:</b>	2,496	
<b>% Basement Finished:</b>		
<b>Source:</b> Assessor		<b>DOM:</b> 77

**Foundation:** Crawl

**Fireplace:** 1

**Garage:** N/ NONE

**Directions**

South on College, West on 34th St., South on Ruckle and follow to home.

**Property Description**

Huge 2496 sqft 5 bedroom home next to a church and very well kept homes. This one had been used commercially before and will need some updates, but could be a great home! Some neighboring homes are very well kept.

**Description**

**Life Style:** Detached    **Arch Style:** TradAmer  
**Master BR:**  
**Appl:** None  
**Equip:** Not Applicable  
**Lot Info:**  
**Lot Size:** 50x132    **Acres:** <1/4 Acre    **# of Acres:** 0.15  
**Exterior:** Aluminum  
**Areas:**  
**Porch:** PorchOpen  
**Eating Area:** EatInKitch  
**Interior Amen:** ScrnsSome  
**Exterior Amen:**

**Condo Description:**

**Utilities**

**Heating:** NoHeatSrce    **Fuel:** Gas    **Primary Water Src:** MunWtrConn  
**Cooling:** No Cooling    **Water Htr:** NoWtrHtr    **Primary Sewage Disp:** MunSwrConn  
**Utility Option:**

**Financial/Association Information**

**Poss Fincg:** Contract    **Ownshp Int:** None    **Fee Pd:**    **Fee Amt:**  
**Fee Includes:**

**Office Information**

**Disclosure:**    **Disclosure Other:** AgentOwned,As-Is  
**Insp/Warr:** Not Applicable  
**Poss:** AtClosing    **Listing Firm:** Wynkoop Brokerage Firm, LLC

**Requested by:** Phillip Lande

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2013

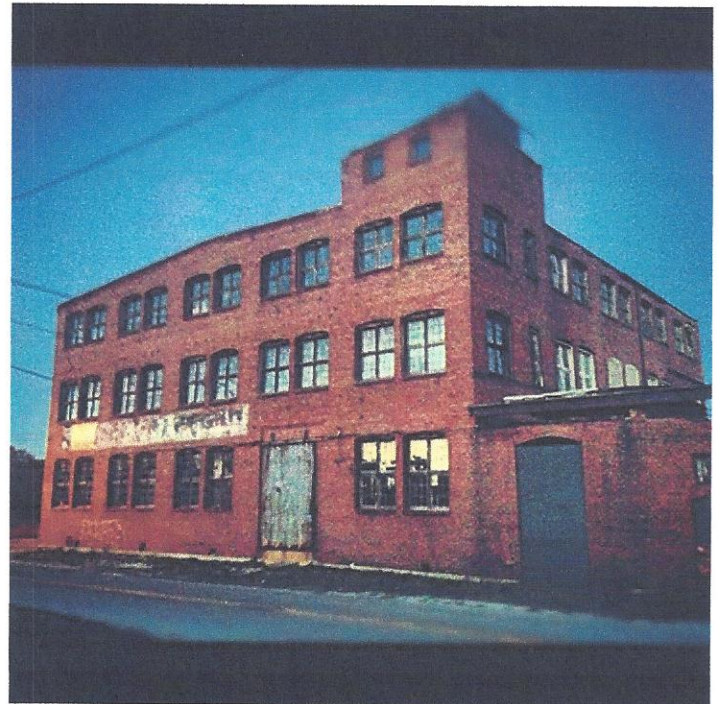
Wednesday, April 17, 2013 09:41 AM

# Tinker Flats // UNDER CONTRACT

## 1101 E 16th St, Indianapolis, IN 46202



Listing ID: 28219343  
Status: Sale Pending  
Property Type: Industrial For Sale  
Industrial Type: Flex Space, Free-Standing  
Sale Price: \$525,000  
Unit Price: \$17.40 Per SF  
Land Available: 0.74 Acres  
Sale Terms: Cash to Seller  
Nearest MSA: Indianapolis-Carmel  
County: Marion  
Tax ID Number/APN: 1041965  
Property Use Type: Vacant/Owner-User  
Zoning: CS  
Building Size (RSF): 30,172 SF  
Tenancy: Single Tenant  
Road Type: Paved  
Highway Access: Interstate access in close proximity  
Year Built: 1914  
Construction/Siding: Brick  
Parking Type: Surface, Other



## Property Overview

UNDER CONTRACT // Feb 18, 2013

Tinker Flats is a complex located at the corner of 16th and Lewis Streets in an area of downtown Indianapolis rapidly becoming a major hub of pedestrian and bicycle traffic. The location offers a unique unobstructed view of the Indianapolis downtown skyline, as seen looking Southwest across the Monon Trail and the Old Northside Soccer Park.

This location, the historic architecture of the complex, and the accompanying vista are all conducive to several retail opportunities that would complement and support the use of the Monon and its connecting trails – the Fall Creek Trail, the Monon Greenway of Carmel and the Central Canal Towpath, which leads to the White River Wapahani Trail and reaches the west side of the downtown district.

Imagine the retail opportunities – a café, restaurant, specialty market such as whole foods or farmer's market, antique shops, bicycle rental outlet and artisan studios that serve as galleries to market the work created in the space.

Initial research of the property's history revealed that Tinker Flats' main structure (North Building) was built around 1915 and housed an office furniture manufacturing business: Indianapolis Office Furniture Company. Sometime in the mid 1930s, a paper and rag recycling business was established in the structure. Over the following decades it evolved or

expanded into a recycling business that processed metal, paper and plastic. The ...



## Property Contacts



**Sandra Jarvis**

IndySQUARED  
317.201.0631 [M]  
317.201.0631 [O]  
sjarvis@indysquared.com

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	<b>659 E. 38TH STREET</b> 659 E. 38TH STREET Comparable ID: 1465970 (Sold)	<b>4102 East 10th Street</b> Former Church Comparable ID: 1646301 (Sold)	<b>1316 North Tibbs Avenue</b> 1316 North Tibbs Avenue Comparable ID: 1618947 (Sold)	<b>3017 Valley Farms Road</b> 3017 Valley Farms Road Comparable ID: 1582924 (Sold)
<b>Property Type:</b>	Special Purpose	Special Purpose	Special Purpose	Special Purpose
<b>Sale Price / Lease Amount:</b>	\$1,000	\$155,900	\$3,750,000	\$6,923,448
<b>Asking Price:</b>	See Agent	\$155,900	See Agent	See Agent
<b>Closing / Lease Agreement:</b>	12/31/2010	2/23/2013	12/31/2012	8/31/2012
<b>Contiguous Space:</b>	4,207 SF	3,900 SF	26,572 SF	31,589 SF
<b>Location:</b>	Indianapolis, IN 46205	Indianapolis, IN 46201	Indianapolis, IN 46222	Indianapolis, IN 46214
<b>Lease Types:</b>	N/A	N/A	N/A	N/A
<b>Transaction Type:</b>	Sale	Sale	Sale	Sale
<b>Property Subtype:</b>	Other	Assembly/Meeting Place	Health Care/Medical	Health Care/Medical
<b>Tax ID Number/APN:</b>	49-06-24-119-086.000-101	490733170043000101	49-06-32-101-002.000-901	49-05-22-102-040.000-900
<b>Market Type:</b>	N/A	N/A	N/A	N/A
<b>Gross Building Area (GBA):</b>	N/A	N/A	N/A	N/A
<b>Gross Land Size:</b>	N/A	0.22 Acres	1.98 Acres	2.88 Acres
<b>Property Condition:</b>	N/A	N/A	N/A	N/A
<b>Year Built:</b>	1920	N/A	1976	1981
<b>Year Last Renovated:</b>	N/A	N/A	N/A	N/A
<b>No. of Stories:</b>	1	N/A	1	1
<b>No. of Buildings:</b>	1	N/A	1	1
<b>Parking Type:</b>	N/A	N/A	N/A	N/A
<b>Parking Ratio:</b>	N/A	N/A	N/A	N/A
<b>Ceiling Height:</b>	N/A	N/A	N/A	N/A
<b>Property Appraised:</b>	No	No	No	No
<b>Days on Market:</b>	N/A	207	N/A	N/A
<b>Contract Date:</b>	N/A	N/A	N/A	N/A
<b>Proposed Closing Date:</b>	N/A	N/A	N/A	N/A
<b>Sale Terms:</b>	N/A	N/A	N/A	N/A
<b>Arms Length Transaction:</b>	No	No	No	No
<b>Proposed Use Change:</b>	No	No	No	No

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	<b>2424 E 46th St</b> 2424 E 46th St Comparable ID: 1582900 <b>(Sold)</b>	<b>2424 E 46TH</b> 2424 E 46TH Comparable ID: 1582872 <b>(Sold)</b>	<b>8201 WEST WASHINGTON STREET</b> 8201 WEST WASHINGTON STREET Comparable ID: 1582592 <b>(Sold)</b>	<b>5252 East 38th St</b> 5252 East 38th St Comparable ID: 1502582 <b>(Sold)</b>
<b>Property Type:</b>	Special Purpose	Special Purpose	Special Purpose	Special Purpose
<b>Sale Price / Lease Amount:</b>	\$16,000	\$48,672.10	\$6,738,000	\$480,000
<b>Asking Price:</b>	See Agent	See Agent	See Agent	See Agent
<b>Closing / Lease Agreement:</b>	8/17/2012	8/16/2012	6/30/2012	9/8/2011
<b>Contiguous Space:</b>	9,817 SF	9,817 SF	29,926 SF	9,750 SF
<b>Location:</b>	Indianapolis, IN 46205	Indianapolis, IN 46205	Indianapolis, IN 46237	Indianapolis, IN 46218
<b>Lease Types:</b>	N/A	N/A	N/A	N/A
<b>Transaction Type:</b>	Sale	Sale	Sale	Sale
<b>Property Subtype:</b>	Health Care/Medical	Health Care/Medical	Health Care/Medical	Funeral Home/Mortuary
<b>Tax ID Number/APN:</b>	49-07-08-101-023.000-801	49-07-08-101-023.000-801	49-12-22-100-010.000-900	49-07-15-117-008.000-401; 49-07-15-117-001.000-401; 49-07-15-117-064.000-401
<b>Market Type:</b>	N/A	N/A	N/A	N/A
<b>Gross Building Area (GBA):</b>	N/A	N/A	N/A	N/A
<b>Gross Land Size:</b>	0.83 Acres	0.83 Acres	1.79 Acres	N/A
<b>Property Condition:</b>	N/A	N/A	N/A	N/A
<b>Year Built:</b>	1963	1963	1942	1967
<b>Year Last Renovated:</b>	N/A	N/A	N/A	N/A
<b>No. of Stories:</b>	1	1	1	2
<b>No. of Buildings:</b>	1	1	1	1
<b>Parking Type:</b>	N/A	N/A	N/A	N/A
<b>Parking Ratio:</b>	N/A	N/A	N/A	N/A
<b>Ceiling Height:</b>	N/A	N/A	N/A	N/A
<b>Property Appraised:</b>	No	No	No	No
<b>Days on Market:</b>	N/A	N/A	N/A	N/A
<b>Contract Date:</b>	N/A	N/A	N/A	N/A
<b>Proposed Closing Date:</b>	N/A	N/A	N/A	N/A
<b>Sale Terms:</b>	N/A	N/A	N/A	N/A
<b>Arms Length Transaction:</b>	No	No	No	No
<b>Proposed Use Change:</b>	No	No	No	No



**3009 N. Central Ave**  
3009 N. Central Ave  
Comparable ID: 1502759  
**(Sold)**

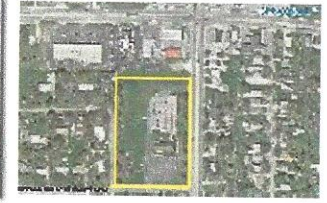
**709 AND 712 N. ILLINOIS ST.**  
FORMER GATLING GUN CLUB BUILDING  
AND PARKING LOT FOR PUBLIC  
AUCTION!!!  
Comparable ID: 1236948  
**(Sold)**

**711 S. High School Road**  
14,000 s.f. CHURCH - WEST SIDE INDY  
Comparable ID: 979590  
**(Sold)**

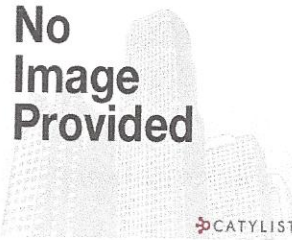
**6701 Oaklandon Road**  
Oaklandon Christian Church  
Comparable ID: 978515  
**(Sold)**

<b>Property Type:</b>	Special Purpose	Special Purpose	Special Purpose	Special Purpose
<b>Sale Price / Lease Amount:</b>	\$1,515.73	\$350,000	\$435,000	\$1,600,000
<b>Asking Price:</b>	See Agent	\$849,000	\$600,000	\$1,950,000
<b>Closing / Lease Agreement:</b>	9/8/2011	12/10/2010	2/19/2010	2/23/2010
<b>Contiguous Space:</b>	Undisclosed	8,000 SF	14,000 SF	41,210 SF
<b>Location:</b>	Indianapolis, IN 46205	Indianapolis, IN 46204	Indianapolis, IN 46214	Indianapolis, IN 46236
<b>Lease Types:</b>	N/A	N/A	N/A	N/A
<b>Transaction Type:</b>	Sale	Sale	Sale	Sale
<b>Property Subtype:</b>	Other	Assembly/Meeting Place	Assembly/Meeting Place	Assembly/Meeting Place
<b>Tax ID Number/APN:</b>	49-06-24-138-025.000-101	N/A	9031820	N/A
<b>Market Type:</b>	N/A	Large	Large	Medium
<b>Gross Building Area (GBA):</b>	N/A	N/A	N/A	41,210 SF
<b>Gross Land Size:</b>	N/A	32,324 SF	N/A	7.21 Acres
<b>Property Condition:</b>	N/A	Average	N/A	Average
<b>Year Built:</b>	1936	1913	N/A	1965
<b>Year Last Renovated:</b>	N/A	N/A	N/A	1994
<b>No. of Stories:</b>	N/A	3	N/A	2
<b>No. of Buildings:</b>	N/A	1	N/A	1
<b>Parking Type:</b>	N/A	Surface	N/A	N/A
<b>Parking Ratio:</b>	N/A	6	N/A	150
<b>Ceiling Height:</b>	N/A	N/A	N/A	N/A
<b>Property Appraised:</b>	No	No	No	No
<b>Days on Market:</b>	N/A	213	250	674
<b>Contract Date:</b>	N/A	N/A	N/A	N/A
<b>Proposed Closing Date:</b>	N/A	N/A	N/A	N/A
<b>Sale Terms:</b>	N/A	N/A	Cash to Seller	Owner Financing
<b>Arms Length Transaction:</b>	No	No	Yes	No
<b>Proposed Use Change:</b>	No	No	No	No

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	<b>909 East 38th Street</b> 909 East 38th Street Comparable ID: 1451308 <b>(Sold)</b>	<b>4011 N. Pennsylvania Street</b> Holy Trinity Greek Orthodox Church Comparable ID: 596464 <b>(Sold)</b>	<b>5515 E. Washington St.</b> Lodge Properties Bldg. Comparable ID: 211401 <b>(Sold)</b>	<b>24 S. Lynhurst Dr.</b> Lutheran Church & School Comparable ID: 26667 <b>(Sold)</b>
<b>Property Type:</b>	Special Purpose	Special Purpose	Special Purpose	Special Purpose
<b>Sale Price / Lease Amount:</b>	\$174,865.21	\$1,475,000	\$680,000	Undisclosed
<b>Asking Price:</b>	See Agent	\$1,995,000	\$725,000	\$1,300,000
<b>Closing / Lease Agreement:</b>	2/4/2010	6/27/2008	5/24/2007	4/18/2006
<b>Contiguous Space:</b>	Undisclosed	22,000 SF	21,000 SF	28,000 SF
<b>Location:</b>	Indianapolis, IN 46205	Indianapolis, IN 46205	Indianapolis, IN 46219	Indianapolis, IN 46241
<b>Lease Types:</b>	N/A	N/A	N/A	N/A
<b>Transaction Type:</b>	Sale	Sale	Sale	Sale
<b>Property Subtype:</b>	Sports/Entertainment	Assembly/Meeting Place	Other	School/University
<b>Tax ID Number/APN:</b>	49-06-24-124-025.000-101; 49-06-24-124-029.000-101	N/A	N/A	N/A
<b>Market Type:</b>	N/A	N/A	Large	N/A
<b>Gross Building Area (GBA):</b>	N/A	N/A	N/A	28,000 SF
<b>Gross Land Size:</b>	N/A	2.95 Acres	N/A	5.25 Acres
<b>Property Condition:</b>	N/A	N/A	N/A	Good
<b>Year Built:</b>	N/A	N/A	N/A	1965
<b>Year Last Renovated:</b>	N/A	N/A	1996	N/A
<b>No. of Stories:</b>	N/A	N/A	3	1
<b>No. of Buildings:</b>	N/A	N/A	1	1
<b>Parking Type:</b>	N/A	N/A	N/A	Surface
<b>Parking Ratio:</b>	N/A	N/A	N/A	N/A
<b>Ceiling Height:</b>	N/A	N/A	N/A	9
<b>Property Appraised:</b>	No	No	No	No
<b>Days on Market:</b>	N/A	529	122	177
<b>Contract Date:</b>	N/A	N/A	N/A	1/31/2006
<b>Proposed Closing Date:</b>	N/A	N/A	N/A	3/31/2006
<b>Sale Terms:</b>	N/A	Undisclosed	N/A	N/A
<b>Arms Length Transaction:</b>	No	No	Yes	Yes
<b>Proposed Use Change:</b>	No	No	No	No



**7860 Lafayette Road**  
Traders Point Christian Church  
Comparable ID: 26415  
**(Sold)**

<b>Property Type:</b>	Special Purpose
<b>Sale Price / Lease Amount:</b>	Undisclosed
<b>Asking Price:</b>	\$0
<b>Closing / Lease Agreement:</b>	6/30/2005
<b>Contiguous Space:</b>	70,000 SF
<b>Location:</b>	Indianapolis, IN 46278
<b>Lease Types:</b>	N/A
<b>Transaction Type:</b>	Sale
<b>Property Subtype:</b>	School/University
<b>Tax ID Number/APN:</b>	N/A
<b>Market Type:</b>	N/A
<b>Gross Building Area (GBA):</b>	N/A
<b>Gross Land Size:</b>	9 Acres
<b>Property Condition:</b>	N/A
<b>Year Built:</b>	N/A
<b>Year Last Renovated:</b>	N/A
<b>No. of Stories:</b>	N/A
<b>No. of Buildings:</b>	N/A
<b>Parking Type:</b>	N/A
<b>Parking Ratio:</b>	N/A
<b>Ceiling Height:</b>	N/A
<b>Property Appraised:</b>	No
<b>Days on Market:</b>	211
<b>Contract Date:</b>	N/A
<b>Proposed Closing Date:</b>	N/A
<b>Sale Terms:</b>	N/A
<b>Arms Length Transaction:</b>	No
<b>Proposed Use Change:</b>	No

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	<b>659 E. 38TH STREET</b> 659 E. 38TH STREET Comparable ID: 1465970 <b>(Sold)</b>	<b>4102 East 10th Street</b> Former Church Comparable ID: 1646301 <b>(Sold)</b>	<b>1316 North Tibbs Avenue</b> 1316 North Tibbs Avenue Comparable ID: 1618947 <b>(Sold)</b>	<b>3017 Valley Farms Road</b> 3017 Valley Farms Road Comparable ID: 1582924 <b>(Sold)</b>
<b>Property Type:</b>	Special Purpose	Special Purpose	Special Purpose	Special Purpose
<b>Sale Price / Lease Amount:</b>	\$1,000	\$155,900	\$3,750,000	\$6,923,448
<b>Asking Price:</b>	See Agent	\$155,900	See Agent	See Agent
<b>Closing / Lease Agreement:</b>	12/31/2010	2/23/2013	12/31/2012	8/31/2012
<b>Contiguous Space:</b>	4,207 SF	3,900 SF	26,572 SF	31,589 SF
<b>Location:</b>	Indianapolis, IN 46205	Indianapolis, IN 46201	Indianapolis, IN 46222	Indianapolis, IN 46214
<b>Lease Types:</b>	N/A	N/A	N/A	N/A
<b>Transaction Type:</b>	Sale	Sale	Sale	Sale
<b>Property Subtype:</b>	Other	Assembly/Meeting Place	Health Care/Medical	Health Care/Medical
<b>Tax ID Number/APN:</b>	49-06-24-119-086.000-101	490733170043000101	49-06-32-101-002.000-901	49-05-22-102-040.000-900
<b>Market Type:</b>	N/A	N/A	N/A	N/A
<b>Gross Building Area (GBA):</b>	N/A	N/A	N/A	N/A
<b>Gross Land Size:</b>	N/A	0.22 Acres	1.98 Acres	2.88 Acres
<b>Property Condition:</b>	N/A	N/A	N/A	N/A
<b>Year Built:</b>	1920	N/A	1976	1981
<b>Year Last Renovated:</b>	N/A	N/A	N/A	N/A
<b>No. of Stories:</b>	1	N/A	1	1
<b>No. of Buildings:</b>	1	N/A	1	1
<b>Parking Type:</b>	N/A	N/A	N/A	N/A
<b>Parking Ratio:</b>	N/A	N/A	N/A	N/A
<b>Ceiling Height:</b>	N/A	N/A	N/A	N/A
<b>Property Appraised:</b>	No	No	No	No
<b>Days on Market:</b>	N/A	207	N/A	N/A
<b>Contract Date:</b>	N/A	N/A	N/A	N/A
<b>Proposed Closing Date:</b>	N/A	N/A	N/A	N/A
<b>Sale Terms:</b>	N/A	N/A	N/A	N/A
<b>Arms Length Transaction:</b>	No	No	No	No
<b>Proposed Use Change:</b>	No	No	No	No



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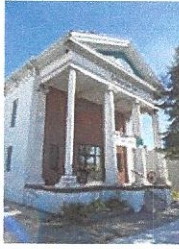
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	<b>2424 E 46th St</b> 2424 E 46th St Comparable ID: 1582900 <b>(Sold)</b>	<b>2424 E 46TH</b> 2424 E 46TH Comparable ID: 1582872 <b>(Sold)</b>	<b>8201 WEST WASHINGTON STREET</b> 8201 WEST WASHINGTON STREET Comparable ID: 1582592 <b>(Sold)</b>	<b>5252 East 38th St</b> 5252 East 38th St Comparable ID: 1502582 <b>(Sold)</b>
<b>Property Type:</b>	Special Purpose	Special Purpose	Special Purpose	Special Purpose
<b>Sale Price / Lease Amount:</b>	\$16,000	\$48,672.10	\$6,738,000	\$480,000
<b>Asking Price:</b>	See Agent	See Agent	See Agent	See Agent
<b>Closing / Lease Agreement:</b>	8/17/2012	8/16/2012	6/30/2012	9/8/2011
<b>Contiguous Space:</b>	9,817 SF	9,817 SF	29,926 SF	9,750 SF
<b>Location:</b>	Indianapolis, IN 46205	Indianapolis, IN 46205	Indianapolis, IN 46237	Indianapolis, IN 46218
<b>Lease Types:</b>	N/A	N/A	N/A	N/A
<b>Transaction Type:</b>	Sale	Sale	Sale	Sale
<b>Property Subtype:</b>	Health Care/Medical	Health Care/Medical	Health Care/Medical	Funeral Home/Mortuary
<b>Tax ID Number/APN:</b>	49-07-08-101-023.000-801	49-07-08-101-023.000-801	49-12-22-100-010.000-900	49-07-15-117-008.000-401; 49-07-15-117-001.000-401; 49-07-15-117-064.000-401
<b>Market Type:</b>	N/A	N/A	N/A	N/A
<b>Gross Building Area (GBA):</b>	N/A	N/A	N/A	N/A
<b>Gross Land Size:</b>	0.83 Acres	0.83 Acres	1.79 Acres	N/A
<b>Property Condition:</b>	N/A	N/A	N/A	N/A
<b>Year Built:</b>	1963	1963	1942	1967
<b>Year Last Renovated:</b>	N/A	N/A	N/A	N/A
<b>No. of Stories:</b>	1	1	1	2
<b>No. of Buildings:</b>	1	1	1	1
<b>Parking Type:</b>	N/A	N/A	N/A	N/A
<b>Parking Ratio:</b>	N/A	N/A	N/A	N/A
<b>Ceiling Height:</b>	N/A	N/A	N/A	N/A
<b>Property Appraised:</b>	No	No	No	No
<b>Days on Market:</b>	N/A	N/A	N/A	N/A
<b>Contract Date:</b>	N/A	N/A	N/A	N/A
<b>Proposed Closing Date:</b>	N/A	N/A	N/A	N/A
<b>Sale Terms:</b>	N/A	N/A	N/A	N/A
<b>Arms Length Transaction:</b>	No	No	No	No
<b>Proposed Use Change:</b>	No	No	No	No

No  
Image  
Provided

CATYLIST



**3009 N. Central Ave**  
3009 N. Central Ave  
Comparable ID: 1502759  
**(Sold)**

**709 AND 712 N. ILLINOIS ST.**  
FORMER GATLING GUN CLUB BUILDING  
AND PARKING LOT FOR PUBLIC  
AUCTION!!!  
Comparable ID: 1236948  
**(Sold)**

**711 S. High School Road**  
14,000 s.f. CHURCH - WEST SIDE INDY  
Comparable ID: 979590  
**(Sold)**

**6701 Oaklandon Road**  
Oaklandon Christian Church  
Comparable ID: 978515  
**(Sold)**

<b>Property Type:</b>	Special Purpose	Special Purpose	Special Purpose	Special Purpose
<b>Sale Price / Lease Amount:</b>	\$1,515.73	\$350,000	\$435,000	\$1,600,000
<b>Asking Price:</b>	See Agent	\$849,000	\$600,000	\$1,950,000
<b>Closing / Lease Agreement:</b>	9/8/2011	12/10/2010	2/19/2010	2/23/2010
<b>Contiguous Space:</b>	Undisclosed	8,000 SF	14,000 SF	41,210 SF
<b>Location:</b>	Indianapolis, IN 46205	Indianapolis, IN 46204	Indianapolis, IN 46214	Indianapolis, IN 46236
<b>Lease Types:</b>	N/A	N/A	N/A	N/A
<b>Transaction Type:</b>	Sale	Sale	Sale	Sale
<b>Property Subtype:</b>	Other	Assembly/Meeting Place	Assembly/Meeting Place	Assembly/Meeting Place
<b>Tax ID Number/APN:</b>	49-06-24-138-025.000-101	N/A	9031820	N/A
<b>Market Type:</b>	N/A	Large	Large	Medium
<b>Gross Building Area (GBA):</b>	N/A	N/A	N/A	41,210 SF
<b>Gross Land Size:</b>	N/A	32,324 SF	N/A	7.21 Acres
<b>Property Condition:</b>	N/A	Average	N/A	Average
<b>Year Built:</b>	1936	1913	N/A	1965
<b>Year Last Renovated:</b>	N/A	N/A	N/A	1994
<b>No. of Stories:</b>	N/A	3	N/A	2
<b>No. of Buildings:</b>	N/A	1	N/A	1
<b>Parking Type:</b>	N/A	Surface	N/A	N/A
<b>Parking Ratio:</b>	N/A	6	N/A	150
<b>Ceiling Height:</b>	N/A	N/A	N/A	N/A
<b>Property Appraised:</b>	No	No	No	No
<b>Days on Market:</b>	N/A	213	250	674
<b>Contract Date:</b>	N/A	N/A	N/A	N/A
<b>Proposed Closing Date:</b>	N/A	N/A	N/A	N/A
<b>Sale Terms:</b>	N/A	N/A	Cash to Seller	Owner Financing
<b>Arms Length Transaction:</b>	No	No	Yes	No
<b>Proposed Use Change:</b>	No	No	No	No



	<b>909 East 38th Street</b> 909 East 38th Street Comparable ID: 1451308 <b>(Sold)</b>	<b>4011 N. Pennsylvania Street</b> Holy Trinity Greek Orthodox Church Comparable ID: 596464 <b>(Sold)</b>	<b>5515 E. Washington St.</b> Lodge Properties Bldg. Comparable ID: 211401 <b>(Sold)</b>	<b>24 S. Lynhurst Dr.</b> Lutheran Church & School Comparable ID: 26667 <b>(Sold)</b>
<b>Property Type:</b>	Special Purpose	Special Purpose	Special Purpose	Special Purpose
<b>Sale Price / Lease Amount:</b>	\$174,865.21	\$1,475,000	\$680,000	Undisclosed
<b>Asking Price:</b>	See Agent	\$1,995,000	\$725,000	\$1,300,000
<b>Closing / Lease Agreement:</b>	2/4/2010	6/27/2008	5/24/2007	4/18/2006
<b>Contiguous Space:</b>	Undisclosed	22,000 SF	21,000 SF	28,000 SF
<b>Location:</b>	Indianapolis, IN 46205	Indianapolis, IN 46205	Indianapolis, IN 46219	Indianapolis, IN 46241
<b>Lease Types:</b>	N/A	N/A	N/A	N/A
<b>Transaction Type:</b>	Sale	Sale	Sale	Sale
<b>Property Subtype:</b>	Sports/Entertainment	Assembly/Meeting Place	Other	School/University
<b>Tax ID Number/APN:</b>	49-06-24-124-025.000-101; 49-06-24-124-029.000-101	N/A	N/A	N/A
<b>Market Type:</b>	N/A	N/A	Large	N/A
<b>Gross Building Area (GBA):</b>	N/A	N/A	N/A	28,000 SF
<b>Gross Land Size:</b>	N/A	2.95 Acres	N/A	5.25 Acres
<b>Property Condition:</b>	N/A	N/A	N/A	Good
<b>Year Built:</b>	N/A	N/A	N/A	1965
<b>Year Last Renovated:</b>	N/A	N/A	1996	N/A
<b>No. of Stories:</b>	N/A	N/A	3	1
<b>No. of Buildings:</b>	N/A	N/A	1	1
<b>Parking Type:</b>	N/A	N/A	N/A	Surface
<b>Parking Ratio:</b>	N/A	N/A	N/A	N/A
<b>Ceiling Height:</b>	N/A	N/A	N/A	9
<b>Property Appraised:</b>	No	No	No	No
<b>Days on Market:</b>	N/A	529	122	177
<b>Contract Date:</b>	N/A	N/A	N/A	1/31/2006
<b>Proposed Closing Date:</b>	N/A	N/A	N/A	3/31/2006
<b>Sale Terms:</b>	N/A	Undisclosed	N/A	N/A
<b>Arms Length Transaction:</b>	No	No	Yes	Yes
<b>Proposed Use Change:</b>	No	No	No	No

No  
Image  
Provided



**7860 Lafayette Road**  
Traders Point Christian Church  
Comparable ID: 26415  
**(Sold)**

<b>Property Type:</b>	Special Purpose
<b>Sale Price / Lease Amount:</b>	Undisclosed
<b>Asking Price:</b>	\$0
<b>Closing / Lease Agreement:</b>	6/30/2005
<b>Contiguous Space:</b>	70,000 SF
<b>Location:</b>	Indianapolis, IN 46278
<b>Lease Types:</b>	N/A
<b>Transaction Type:</b>	Sale
<b>Property Subtype:</b>	School/University
<b>Tax ID Number/APN:</b>	N/A
<b>Market Type:</b>	N/A
<b>Gross Building Area (GBA):</b>	N/A
<b>Gross Land Size:</b>	9 Acres
<b>Property Condition:</b>	N/A
<b>Year Built:</b>	N/A
<b>Year Last Renovated:</b>	N/A
<b>No. of Stories:</b>	N/A
<b>No. of Buildings:</b>	N/A
<b>Parking Type:</b>	N/A
<b>Parking Ratio:</b>	N/A
<b>Ceiling Height:</b>	N/A
<b>Property Appraised:</b>	No
<b>Days on Market:</b>	211
<b>Contract Date:</b>	N/A
<b>Proposed Closing Date:</b>	N/A
<b>Sale Terms:</b>	N/A
<b>Arms Length Transaction:</b>	No
<b>Proposed Use Change:</b>	No

No  
Image  
Provided

CATYLIST

### 659 E. 38TH STREET - 659 E. 38TH STREET Indianapolis, IN 46205

Final Price:	<b>\$1,000</b>	Size:	<b>4,207 SF</b>	Status:	<b>Sold</b>
Asking Price:	Unit Price:	Land Size:	<b>See Agent</b>	Type:	<b>Special Purpose</b>
<b>\$0.24 Per SF</b>	Closing Date:	Building Size:	<b>See Agent</b>	Subtype:	<b>See Agent</b>
<b>12/31/2010</b>	Cap Rate:	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
<b>Undisclosed</b>					

COMPARABLE ID: 1465970



### Former Church - 4102 East 10th Street Indianapolis, IN 46201

Final Price:	<b>\$155,900</b>	Size:	<b>3,900 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$155,900</b>	Land Size:	<b>0.22 Acres</b>	Type:	<b>Special Purpose</b>
Unit Price:	<b>\$39.97 Per SF</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>Assembly/Meeting Place</b>
Closing Date:	<b>2/23/2013</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

COMPARABLE ID: 1646301

The property is a parcel of land containing .22 acres with a church building on the parcel. The church, built in 1926, is in great condition and is move-in ready. The exterior of the church is brick with wood framing. > .22 acre parcel; 3,900 SF > 1st Floor: 1,950 SF ; Finished basement: 1,950 SF > Zoned C-4 > Asking price: \$155,900

Kara Riggle Colliers International

317-663-6564 kara.riggle@colliers.com

No  
Image  
Provided

CATYLIST

### 1316 North Tibbs Avenue - 1316 North Tibbs Avenue Indianapolis, IN 46222

Final Price:	<b>\$3,750,000</b>	Size:	<b>26,572 SF</b>	Status:	<b>Sold</b>
Asking Price:	Unit Price:	Land Size:	<b>1.98 Acres</b>	Type:	<b>Special Purpose</b>
<b>\$141.13 Per SF</b>	Closing Date:	Building Size:	<b>See Agent</b>	Subtype:	<b>Health Care/Medical</b>
<b>12/31/2012</b>	Cap Rate:	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
<b>Undisclosed</b>					

COMPARABLE ID: 1618947

No  
Image  
Provided

CATYLIST

### 3017 Valley Farms Road - 3017 Valley Farms Road Indianapolis, IN 46214

Final Price:	<b>\$6,923,448</b>	Size:	<b>31,589 SF</b>	Status:	<b>Sold</b>
Asking Price:	Unit Price:	Land Size:	<b>2.88 Acres</b>	Type:	<b>Special Purpose</b>
<b>\$219.17 Per SF</b>	Closing Date:	Building Size:	<b>See Agent</b>	Subtype:	<b>Health Care/Medical</b>
<b>8/31/2012</b>	Cap Rate:	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
<b>Undisclosed</b>					

COMPARABLE ID: 1582924

No  
Image  
Provided

CATYLIST

### 2424 E 46th St - 2424 E 46th St Indianapolis, IN 46205

Final Price:	<b>\$16,000</b>	Size:	<b>9,817 SF</b>	Status:	<b>Sold</b>
Asking Price:	Unit Price:	Land Size:	<b>0.83 Acres</b>	Type:	<b>Special Purpose</b>
<b>\$1.63 Per SF</b>	Closing Date:	Building Size:	<b>See Agent</b>	Subtype:	<b>Health Care/Medical</b>
<b>8/17/2012</b>	Cap Rate:	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
<b>Undisclosed</b>					

COMPARABLE ID: 1582900

No  
Image  
Provided

CATYLIST

**2424 E 46TH - 2424 E 46TH Indianapolis, IN 46205**

Final Price:	<b>\$48,672.10</b>	Size:	<b>9,817 SF</b>	Status:	<b>Sold</b>
Asking Price:	Unit Price:	Land Size:	<b>0.83 Acres</b>	Type:	<b>Special Purpose</b>
<b>\$4.96 Per SF</b>	Closing Date:	Building Size:	<b>See Agent</b>	Subtype:	<b>Health Care/Medical</b>
<b>8/16/2012</b>	Cap Rate:	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
<b>Undisclosed</b>					

COMPARABLE ID: 1582872

No  
Image  
Provided

CATYLIST

**8201 WEST WASHINGTON STREET - 8201 WEST WASHINGTON STREET Indianapolis, IN 46237**

Final Price:	<b>\$6,738,000</b>	Size:	<b>29,926 SF</b>	Status:	<b>Sold</b>
Asking Price:	Unit Price:	Land Size:	<b>1.79 Acres</b>	Type:	<b>Special Purpose</b>
<b>\$225.16 Per SF</b>	Closing Date:	Building Size:	<b>See Agent</b>	Subtype:	<b>Health Care/Medical</b>
<b>6/30/2012</b>	Cap Rate:	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
<b>Undisclosed</b>					

COMPARABLE ID: 1582592

No  
Image  
Provided

CATYLIST

**5252 East 38th St - 5252 East 38th St Indianapolis, IN 46218**

Final Price:	<b>\$480,000</b>	Size:	<b>9,750 SF</b>	Status:	<b>Sold</b>
Asking Price:	Unit Price:	Land Size:	<b>See Agent</b>	Type:	<b>Special Purpose</b>
<b>\$49.23 Per SF</b>	Closing Date:	Building Size:	<b>See Agent</b>	Subtype:	<b>Funeral Home/Mortuary</b>
<b>9/8/2011</b>	Cap Rate:	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
<b>Undisclosed</b>					

COMPARABLE ID: 1502582

No  
Image  
Provided

CATYLIST

**3009 N. Central Ave - 3009 N. Central Ave Indianapolis, IN 46205**

Final Price:	<b>\$1,515.73</b>	Size:	<b>See Agent</b>	Status:	<b>Sold</b>
Asking Price:	Closing Date:	Land Size:	<b>See Agent</b>	Type:	<b>Special Purpose</b>
<b>9/8/2011</b>	Cap Rate:	Building Size:	<b>See Agent</b>	Subtype:	<b>See Agent</b>
<b>Undisclosed</b>		Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1502759



COMPARABLE ID: 1236948

## FORMER GATLING GUN CLUB BUILDING AND PARKING LOT FOR PUBLIC AUCTION!!! - 709 AND 712 N. ILLINOIS ST. Indianapolis, IN 46204

Final Price:	<b>\$350,000</b>	Size:	<b>8,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$849,000</b>	Land Size:	<b>32,324 SF</b>	Type:	<b>Special Purpose</b>
Unit Price:	<b>\$43.75 Per SF</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>Assembly/Meeting Place</b>
Closing Date:	<b>12/10/2010</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

FORMER GATLING GUN CLUB BUILDING AND PARKING LOT FOR PUBLIC AUCTION!!! 709 AND 712 N. ILLINOIS ST. INDIANAPOLIS, IN 46204 AUCTION: WEDNESDAY, NOVEMBER 10TH @ 2:00 P.M. EST THIS THREE-STORY, 8,000 SF BUILDING LOCATED DIRECTLY ON ILLINOIS ST IN DOWNTOWN INDIANAPOLIS WILL BE SOLD AT AUCTION IN NOVEMBER. WE WILL ALSO BE SELLING THE PARKING LOT AT 712, ACROSS THE STREET FROM THE CLUB BUILDING ON THE SAME DAY. THE PARKING LOT IS 19,649 SF. BOTH PROPERTIES ARE LOCATED IN THE CENTRAL BUSINESS DISTRICT IN DOWNTOWN INDIANAPOLIS. THE LOT IS ZONED CBD-2. THE SIDE FRONTING ILLINOIS STREET FEATURES OLD STYLE ORNATE METAL FENCING. PLEASE NOTE THAT THE FOLLOW ITEMS WILL NOT BE INCLUDED: GATLING GUNS ON FRONT STEPS EQUIPMENT, FURNITURE, ETC. INSIDE THE BUILDING THE MAIN BAR IN THE LARGE ROOM (DINING/MEETING AREA) PROPERTY INFORMATION: AREA: 709: 12,675 SF 712: 19,649 SF TOTAL SQ/FT: 32,324 SF NUMBER OF BUILDINGS: 1 COUNTY: MARION COUNTY POPULATION ESTIMATE 2009: ...

Matt R Gallivan Guardian Commercial Real Estate Services 317-789-8133 matt@guardiancres.com



COMPARABLE ID: 979590

## 14,000 s.f. CHURCH - WEST SIDE INDY - 711 S. High School Road Indianapolis, IN 46214

Final Price:	<b>\$435,000</b>	Size:	<b>14,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$600,000</b>	Land Size:	<b>See Agent</b>	Type:	<b>Special Purpose</b>
Unit Price:	<b>\$31.07 Per SF</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>Assembly/Meeting Place</b>
Closing Date:	<b>2/19/2010</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

TAKING BACK UP OFFERS!! CALL FOR DETAILS. 14,000 s.f. worship facility. Immediate Occupancy. Well Maintained facility. 2.67 +/- acres. Seller will consider contract.

Jerry Vornholt Vornholt & Associates 317-431-2672 landman1031@gmail.com



COMPARABLE ID: 978515

## Oaklandon Christian Church - 6701 Oaklandon Road Indianapolis, IN 46236

Final Price:	<b>\$1,600,000</b>	Size:	<b>41,210 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,950,000</b>	Land Size:	<b>7.21 Acres</b>	Type:	<b>Special Purpose</b>
Unit Price:	<b>\$38.83 Per SF</b>	Building Size:	<b>41,210 SF</b>	Subtype:	<b>Assembly/Meeting Place</b>
Closing Date:	<b>2/23/2010</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

This unique, multi-purpose facility consists of 41,210 sq. ft. The western most portion of the building is the original section, which was constructed in 1965. An addition was built in 1994. There are interior stairs that provide access to each level. The upper level contains a sanctuary, chancel, baptistry, individual classrooms and administrative offices. The lower level consists of classrooms, two kitchen areas, and a large gymnasium and stage. There is also a pole barn and playground. This 7.213 acres property is zoned SU-1. Seller willing to do a partial lease back to assist Buyer for first year.

Lynn S. Fischer Fischer & Associates, Inc 317-250-7364 l.fischer@att.net

No Image Provided

## 909 East 38th Street - 909 East 38th Street Indianapolis, IN 46205

Final Price:	<b>\$174,865.21</b>	Size:	<b>See Agent</b>	Status:	<b>Sold</b>
Asking Price:	<b>2/4/2010</b>	Land Size:	<b>See Agent</b>	Type:	<b>Special Purpose</b>
Closing Date:	<b>2/4/2010</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>Sports/Entertainment</b>
Cap Rate:	<b>Undisclosed</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 1451308

CATYLIST



### Holy Trinity Greek Orthodox Church - 4011 N. Pennsylvania Street Indianapolis, IN 46205

Final Price:	<b>\$1,475,000</b>	Size:	<b>22,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,995,000</b>	Land Size:	<b>2.95 Acres</b>	Type:	<b>Special Purpose</b>
Unit Price:	<b>\$67.05 Per SF</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>Assembly/Meeting Place</b>
Closing Date:	<b>6/27/2008</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

COMPARABLE ID: 596464

High profile and one of the most recognized properties in Indianapolis. Zoned SU-1 Special Use. Perfect opportunity for growing Churches, Charter School, and multiple types of organizations. Direct Access from Pennsylvania St. and Washington Blvd. Close proximity downtown Indianapolis. Creative transaction and possession possibilities. Possible re-development opportunity.

Thomas A. Cortese, III, CCIM Acorn Group, Inc. 317-829-5808 tcortese@acorn-group.net



### Lodge Properties Bldg. - 5515 E. Washington St. Indianapolis, IN 46219

Final Price:	<b>\$680,000</b>	Size:	<b>21,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$725,000</b>	Land Size:	<b>See Agent</b>	Type:	<b>Special Purpose</b>
Unit Price:	<b>\$32.38 Per SF</b>	Building Size:	<b>0 SF</b>	Subtype:	<b>See Agent</b>
Closing Date:	<b>5/24/2007</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>
Cap Rate:	<b>Undisclosed</b>				

COMPARABLE ID: 211401

Former Masonic Lodge. Meticulously renovated and upgraded. Retail and office tenants on street level. Visit our website [www.BaselineCommercial.com](http://www.BaselineCommercial.com) for VIDEO and VIRTUAL TOURS.

Rob Lukemeyer Baseline, Inc. 317-370-7295 rlukemeyer@BaselineCommercial.com



### Lutheran Church & School - 24 S. Lynhurst Dr. Indianapolis, IN 46241

Final Price:	<b>Undisclosed</b>	Size:	<b>28,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$1,300,000</b>	Land Size:	<b>5.25 Acres</b>	Type:	<b>Special Purpose</b>
Closing Date:	<b>4/18/2006</b>	Building Size:	<b>28,000 SF</b>	Subtype:	<b>School/University</b>
Cap Rate:	<b>Undisclosed</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

COMPARABLE ID: 26667

Great opportunity to purchase a beautiful church and adjacent school--PLUS a brick parsonage on a large tract. Desirably located immediately south of the southwest corner of Lynhurst Drive & Rockville Road. School facility includes a regulation basketball gym, commercial kitchen, compliant fire alarm system and meets current building codes. The pastor's home--which is included--is at the SWC or the tract, facing west. It is a 1,668 SF one-story ranch. The grounds are flat and well-drained, offering opportunities for recreational activities. Ample paved parking. The church has committed to relocate due to a dwindling membership and the consequent discontinuance of the K-8 Grace Lutheran School With re-zoning, property offers excellent redevelopment opportunities for multi-family, office or retail users.

George K. McAtee RE/MAX COMMERCIAL 317-819-3332 georgemcatee@remax.net

No Image Provided

CATYLIST

### Traders Point Christian Church - 7860 Lafayette Road Indianapolis, IN 46278

Final Price:	<b>Undisclosed</b>	Size:	<b>70,000 SF</b>	Status:	<b>Sold</b>
Asking Price:	<b>\$0</b>	Land Size:	<b>9 Acres</b>	Type:	<b>Special Purpose</b>
Closing Date:	<b>6/30/2005</b>	Building Size:	<b>See Agent</b>	Subtype:	<b>School/University</b>
Cap Rate:	<b>Undisclosed</b>	Zoning:	<b>See Agent</b>	Zoning:	<b>See Agent</b>

Traders Point Christian Church and School.

Ross Reller Colliers International 317-663-6552 ross.eller@colliers.com

COMPARABLE ID: 26415